

113.0

0005

0009.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
683,400 / 683,400
683,400 / 683,400
683,400 / 683,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PERRY CHERYL L	
Owner 2:	
Owner 3:	

Street 1: 115 NEWLAND RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: PERRY JOHN J & CHERYL L -
Owner 2: -
Street 1: 115 NEWLAND RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1915 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	4497	Sq. Ft.	Site	0	70.	1.23	6																	388,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4497.000	295,000		388,400	683,400		72502
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18

Total Card	0.103	295,000		388,400	683,400	Entered Lot Size
Total Parcel	0.103	295,000		388,400	683,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	356.83	/Parcel: 356.83	Land Unit Type:

Parcel ID 113.0-0005-0009.A

!8805!

PRINT Date Time

12/30/21 07:57:32

LAST REV Date Time

08/30/18 18:25:36

apro

8805

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	2	Rating:	Average	NEW DECK CHK MEAS.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Ftpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1931	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD	Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal:	2 - Plaster	Functional:			%	Interior:		1	7	3							
Sec Int Wall:		Economic:			%	Additions:											
Partition:	T - Typical	Special:			%	Kitchen:											
Prim Floors:	4 - Carpet	Override:			%	Baths:											
Sec Floors:		Total:	31	%		Plumbing:											
Bsmnt Flr:	12 - Concrete					Electric:											
Subfloor:		Basic \$ / SQ:	135.00			Heating:											
Bsmnt Gar:		Size Adj.:	1.24041843			General:											
Electric:	3 - Typical	Const Adj.:	0.97029907														
Insulation:	2 - Typical	Adj \$ / SQ:	162.483														
Int vs Ext:	S	Other Features:	82500														
Heat Fuel:	1 - Oil	Grade Factor:	1.00														
Heat Type:	5 - Steam	NBHD Inf:	1.00000000														
# Heat Sys:	1	NBHD Mod:															
% Heated:	100	LUC Factor:	1.00														
Solar HW:	NO	Adj Total:	427574														
% Com Wal		Depreciation:	132548														
		Depreciated Total:	295026														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 113.0-0005-0009.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:										Total:		
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	912	53.500	48,790	BMT	100	RRM			15							
FFL	First Floor	912	162.480	148,184	SFL	95											
SFL	Second Floor	866	162.480	140,775													
WDK	Deck	184	11.100	2,042													
EFP	Enclos Porch	100	52.830	5,283													
Net Sketched Area: 2,974				Total:	345,074												
Size Ad	1778.3999	Gross Area	3020	FinArea	1915												
IMAGE																	
AssessPro Patriot Properties, Inc																	